General Services Administration

Office of Governmentwide Policy
Office of Real Property

GSA

GSA Office of Governmentwide Policy

Created December 20, 1995

- Real Property Policy
- Transportation and Personal Property Policy
- Information Technology Policy
- Acquisition Policy

– Consolidates GSA's policy activities
– Shares information and best practices

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Real Property Policy Initiatives

- Property Act Reform - Promotes asset management flexibility and lifecycle planning.

- Worldwide Inventory - Federal facilities database.

- Governmentwide Real Property Information Sharing (GRPIS) - Interagency cooperation tool.

- Integrated Workplace Program promotes a more comprehensive approach to develop quality workspace.

- GSA Achievement Award for Real Property Innovation

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Sustainable Development Initiative

– Guide:

  - Introduces Sustainable Principles and Practices to Federal Real Property Executives and Professionals.

  - Encourages organizations to transform themselves, top-to-bottom, to be more sustainable.

– Workshop:

  - Featured pioneers and innovators in sustainable development.

  - Video Highlights of William McDonough speech available.

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Sustainable Development Initiative

"I recognize the right and duty of this generation to develop and use the natural resources of our land; but I do not recognize the right to waste them, or to rob, by wasteful use, the generations that come after us."

- Theodore Roosevelt, 1910.

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Sustainable Development Initiative

– Federal Sustainable Development Principles
(Issued under EO 13123)

- Site: Optimize Site Potential
- Energy: Minimize Nonrenewable Energy Consumption
- Materials: Use Environmentally Preferable Products
- Water: Protect and Conserve Water
- I E Q: Enhance Indoor Environmental Quality
- O & M: Optimize Operational and Maintenance Practices

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Sustainable Development
- Other Definitions -

–Brundtland Commission, 1983

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

–Department of Defense, 1999

"Sustainability is a concept that recognizes human civilization is an integral part of the natural world and that nature must be preserved and perpetuated if the human community is to sustain itself indefinitely."

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From "Eco-efficiency" to "Eco-effectiveness"

– "Eco-efficiency"

"You must get the most out of the power, out of the material, and out of the time."

-- Henry Ford, 1926

– "Eco-effectiveness"

"Eco-effectiveness leads to human industry that is regenerative rather than depletive...

From an industrial-design perspective, it means products that work within cradle-to-cradle life cycles rather than cradle-to-grave ones."

-- William McDonough, 1998

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The Business Case for Sustainable Development

- Waste and long-term maintenance and operating costs - will be reduced through systematic application of sustainable development principles.

- Improved indoor environments - will result in better health, safety, and productivity of those who visit and work in your facilities.

- Regulations and associated compliance costs may be eliminated - when you recognize that a regulation is a sign of design failure.

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Transforming Your Organization

–   Recognize Interdependence
    *Integrate the sustainable decision-making
    process across your organization.*

–   Eliminate the Concept of Waste
    *Think "cradle-to-cradle" rather than "cradle-to-
    grave," making decisions with an eye to the
    greatest long-term benefits.*

–   Understand the Limitations of Design
    *Treat Nature as a model. Recognize the
    interrelationship of our actions with the
    natural world.*
    From *The Hannover Principles* by William McDonough

Meeting Your Real Property Needs Sustainably

– Provide sustainable workplaces as a service, rather than as a commodity.

– Consider:

- How we work

- Where we work

- How we get to work

- How we build, lease, furnish, and dispose of our buildings.

- How we operate and maintain our buildings.

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Making it Happen in Your Organization

- – Identify environmental aspects and impacts of your operations, products and services.

- – Establish effective, long-term objectives and targets and monitor progress.

- – Provide skills and awareness training that will transform the organization and culture.

- – Remember: Executive level understanding of sustainability and commitment to its principles is required for success.

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Implementation Guidelines

Ray Anderson's Interface, Inc., guidelines:

– PEOPLE: *Educate Customers, Employees, Management, Suppliers, and Community*

– PRODUCT: *Work with Suppliers. Design, Manufacture, Package and Buy Sustainably*

– PLACE: *Design, Operate and Maintain Sustainable Facilities. Consider impact on Product and People Transportation, too.*

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Sustainable Development Tools

Greenseal: A nonprofit organization - sets environmental standards and certifies manufactured products that meet them. **http://www.greenseal.org/**

Whole Building Design Guide: A comprehensive listing of Federal and private sector resources and criteria. **http://www.wbdg.gov**

USGBC LEED™ Rating System: "Blueprint" for sustainable development and design. Navy, Department of State, and GSA design standard.

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GSA Public Buildings Service LEED™ - Rated Projects

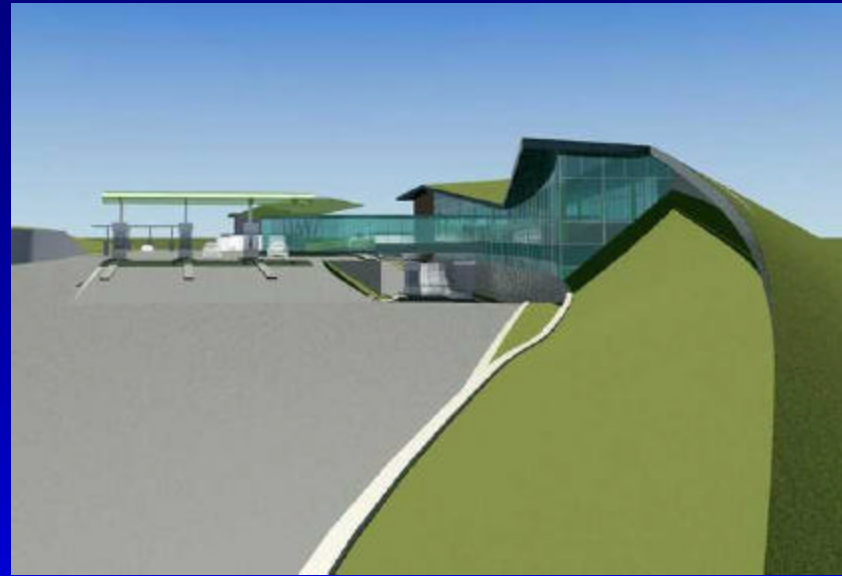EPA Regional Office Building, Kansas City MO

GSA Public Buildings Service LEED™ - Rated Projects

US Courthouse
Denver, CO

Border Station
Sault St. Marie, MI

Sustainable Development and <u>You</u>

Are You and Your Organization:

- Examining mission statements and strategic plans to identify the environmental impacts of your operations and services?

- Using available resources and standards?

- Providing training to your employees?

- Creating flexible workplaces?

- Enhancing your community's quality of life?

- Moving beyond **eco-efficiency** to **eco-effectiveness**?

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Sustainable Development Guide and Workshop Video

The Guide

- Web and Printable Versions: available under "Sustainability" at our website: http://policyworks.gov/realproperty

The Workshop Video

- William McDonough Speech Highlights: (as well as printed copies of the Guide) available by calling 202.501.0856

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